070.0 Map | 0003 Block | 0004.A Lot | 1 of 1 CARD | Residential | ARLINGTON

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,286,700 | / | 1,286,700 |
| USE VALUE: | 1,286,700 | / | 1,286,700 |
| ASSESSED: | 1,286,700 | / | 1,286,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 347 | | MYSTIC ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MCDONOUGH ROBERT ANDREW |
| Owner 2: | OZAR COREY |
| Owner 3: | |
| Street 1: | 347 MYSTIC ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TAYLOR MARY - |
| Owner 2: | PHENNER LEE A - |
| Street 1: | 347 MYSTIC ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 13,836 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Stucco Exterior and 2354 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 13836.000 | 497,000 | 500 | 789,200 | 1,286,700 |
| Total Card | 0.318 | 497,000 | 500 | 789,200 | 1,286,700 |
| Total Parcel | 0.318 | 497,000 | 500 | 789,200 | 1,286,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.56 | /Parcel: 546.5

**Legal Description**

Entered Lot Size | Total Land: | Land Unit Type:

**User Acct** 44892

**GIS Ref**

**GIS Ref**

**Insp Date** 02/28/09

!6007!

## PREVIOUS ASSESSMENT

Parcel ID 070.0-0003-0004.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 497,000 | 500 | 13,836. | 789,200 | 1,286,700 | 1,286,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 374,900 | 600 | 13,836. | 789,200 | 1,164,700 | 1,164,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 374,900 | 600 | 13,836. | 676,400 | 1,051,900 | 1,051,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 374,900 | 600 | 13,836. | 631,300 | 1,006,800 | 1,006,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 374,900 | 600 | 13,836. | 541,100 | 916,600 | 916,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 354,900 | 600 | 13,836. | 484,800 | 840,300 | 840,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 354,900 | 600 | 13,836. | 448,700 | 804,200 | 804,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 354,900 | 600 | 13,836. | 427,800 | 783,300 | 783,300 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:49:31 |

**LAST REV**

| Date | Time |
|---|---|
| 12/08/20 | 10:31:39 |

jorourke

6007

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 44892 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TAYLOR MARY, | 75647-313 | 1 | 9/17/2020 | | 1,075,000 | No | No | | |
| TAYLOR MARY | 40603-11 | | 8/25/2003 | Family | 1 | No | No | | |
| ALFORD TERRY B | 32973-2 | | 5/31/2001 | | 510,000 | No | No | | |
| PRINCIPATO JOHN | 25793-469 | | 11/3/1995 | | 330,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/23/2004 | 1012 | Addition | 52,044 | | | G6 | GR FY06 | |
| 6/28/2001 | 444 | Redo Kit | 16,500 | C | | | | |
| 6/6/1994 | 252 | Manual | 5,500 | | | | | ROOF |
| 3/10/1994 | 53 | Manual | 2,508 | | | | | SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/8/2020 | SQ Returned | JO | Jenny O |
| 11/19/2020 | SQ Mailed | MM | Mary M |
| 2/28/2009 | Meas/Inspect | 372 | PATRIOT |
| 4/6/2005 | Permit Visit | BR | B Rossignol |
| 9/10/2001 | MLS | MM | Mary M |
| 11/3/2000 | Hearing Chag | 189 | PATRIOT |
| 11/15/1999 | Inspected | 267 | PATRIOT |
| 11/2/1999 | Mailer Sent | | |
| 10/12/1999 | Measured | 263 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 13836 | | Sq. Ft. | Site | | 0 | 70. | 0.81 | 4 | | | Med. Tr | -10 | View | 50 | | | 789,156 | | | | | | 789,200 | |

Total AC/HA: 0.31763 | Total SF/SM: 13836 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 789,156 | Spl Credit | Total: 789,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1900 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 50 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.21972322 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 158.548 |
| Other Features: | 110496 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 610510 |
| Depreciation: | 113555 |
| Depreciated Total: | 496955 |

## COMMENTS

SCUTTLE HOLE. OF=DBL SINK, XTRA STALL SHOWER IN FBATH.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2004 |
| Kitchen: | 2001 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

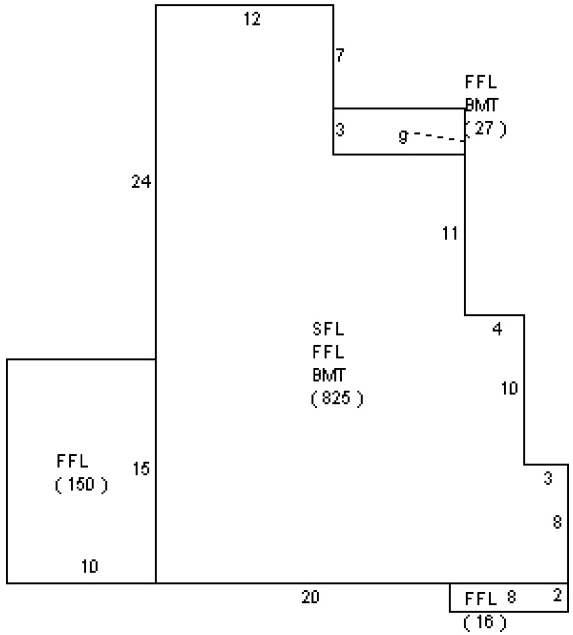
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 210.87 |
| Special Features: | 0 | Val/Su Net: | 184.42 |
| Final Total: | 497000 | Val/Su SzAd | 269.67 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,018 | 158.550 | 161,402 |
| BMT | Basement | 852 | 66.110 | 56,330 |
| SFL | Second Floor | 825 | 158.550 | 130,802 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,695 | | | Total: | 348,534 |
| Size Ad | 1843 | Gross Are | 2695 | FinArea | 2354 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 60 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 070.0-0003-0004.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X14 | A | AV | 1990 | 4.93 | T | 23.2 | 101 | | | 500 | | | 500 |

| More: | N | Total Yard Items: | 500 | Total Special Featues: | | Total: | 500 |
|---|---|---|---|---|---|---|---|